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**COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES**

MAILING ADDRESS: COURTHOUSE
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July 5, 1996

Department of Housing and Community Development
State of California
Policy Division
P.O. Box 952053
Sacramento, CA 94252-2053

Dear HCD:

The 1995 Annual Report for implementation of the General Plan Housing Element, accepted by the County Board of Supervisors, is enclosed for your files.

Sincerely,

Pamela Townsend
Planner II

MENDOCINO COUNTY

MEMORANDUM

TO: Planning Commission
FROM: Planning and Building Services
SUBJECT: General Plan Annual Report - 1995

DATE: 5/16/96

BACKGROUND:

Under cover of this memorandum you will find a copy of the 1995 General Plan annual report which is prepared in accordance with Government Code 65400(b). The state law provides that the County's planning agency provide an annual report to the legislative body on the status of the General Plan and its implementation.

STAFF RECOMMENDATION:

That the Planning Commission review the 1995 General Plan Annual Report and forward the report to the Board of Supervisors for their review and acceptance.

GENERAL PLAN ANNUAL REPORT: CALENDAR YEAR - 1995

INTRODUCTION:

Government Code 65400(b) requires that the County's planning agency (in this case, Planning and Building Services Department), provide an annual report to the legislative body on the status of the General Plan and its implementation. This Government Code section also requires that the annual report include a section pertaining specifically to housing.

This report covers the period from January 1 through December 31 of 1995. The report is divided into the following sections:

- I. General Plan Amendments and Zone Changes
- II. Local Coastal Program Amendments and Zone Changes
- III. General Plan Implementation Measures and Special Projects
- IV. Local Coastal Program Implementation Measures and Special Reports
- V. Annual Housing Report

I. GENERAL PLAN AMENDMENTS AND ZONE CHANGES

During 1995, the Planning Commission and Board of Supervisors reviewed 8 individual General Plan Amendments (GPA) and associated rezonings combined into 2 watershed group amendments. Additionally, 5 rezoning applications were reviewed which did not involve changes to the General Plan. Of all of the applications reviewed, 3 were County initiated and 10 were private applications.

<u>GPA/Rezonings Reviewed</u>	<u>Approved</u>	<u>Denied</u>	<u>Withdrawn or Delayed</u>
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8	5	0	3
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<u>Rezonings Reviewed</u>	<u>Approved</u>	<u>Denied</u>	<u>Withdrawn or Delayed</u>
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5	4	1	0
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II. LOCAL COASTAL PROGRAM AMENDMENTS AND ZONE CHANGES

Local Coastal Program Amendments and Rezoning applications within the Coastal Zone must be approved and certified by the California Coastal Commission before becoming final. The following table represents a summary of action taken by the County Planning Commission and Board of Supervisors. In most cases, action by the Coastal Commission is pending.

<u>GPA/Rezonings Reviewed</u>	<u>Approved</u>	<u>Denied</u>	<u>Withdrawn or Delayed</u>
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13	8	3	2
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<u>Rezonings Reviewed</u>	<u>Approved</u>	<u>Denied</u>	<u>Withdrawn or Delayed</u>
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1	1	0	0
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III. GENERAL PLAN IMPLEMENTATION MEASURES AND SPECIAL PROJECTS

- A. The City of Ukiah General Plan Revision process was completed in December 1995. It is anticipated that the "Area Plan" portion of the City's General Plan will be forwarded to the County's Planning Commission and Board of Supervisors for review. STATUS: ON-GOING.
- B. Staff has continued to work with representatives of the Brooktrails Community Services District on 1) a Brooktrails Specific Plan/EIR, and 2) preliminary planning of alternate access route for the Brooktrails Township. STATUS: ON-GOING.
- C. The consistency review between the County General Plan and the adopted airport Comprehensive Land Use Plan (CLUP) resulted in the initiation of several proposed land use changes within the airport planning areas. The proposed changes would result in substantial consistency between the CLUP and the General Plan. The next step is for the Planning Commission and Board of Supervisors to review the individual general plan amendments/rezonings effecting specific parcels. STATUS: ON-GOING
- D. Planning staff performed limited work on implementation of Housing Element (see Section V). STATUS: ON-GOING.

IV. LOCAL COASTAL PROGRAM IMPLEMENTATION MEASURES AND SPECIAL PROJECTS

- A. A consultant was selected for preparation of the Gualala Traffic Fee Ordinance, targeted for completion in June 1996.
- B. The Gualala Municipal Advisory Council (GMAC) continued work on a Gualala Town Plan with the goal of refining planning regulations in the vicinity of Gualala. STATUS: ON-GOING.
- C. In April, the California Coastal Commission approved the Town of Mendocino Zoning Ordinance with suggested modifications. On October 23, the Board of Supervisors approved Resolution 95-206 resulting in the County accepting the suggested modifications of the Coastal Commission. In December, the County sent to the Coastal Commission a proposed Categorical Exclusion Order for the Town of Mendocino.

V. ANNUAL HOUSING REPORT

Progress Toward Meeting Regional Housing Need

Government Code Section 65400 requires that the Annual Report include the County's progress in meeting its share of the regional housing need, including an evaluation of the affordability of new units to each income group. This report must be submitted to the Department of Housing and Community Development within 30 days after receipt by the Board of Supervisors.

The County's share of the regional housing need is derived from the Mendocino County Housing Need Plan, adopted by the Mendocino Council of Governments in 1991. The Mendocino County Housing Element revision updates the seven year regional need to the base year of the Housing Element (1992), adjusting for new units, demolitions and replacement need for the period, January 1, 1992 through July 1, 1997.

The Department of Housing and Community Development suggests several methods for determining housing unit affordability, including asking permit applicants for the estimated cost or rent, surveying costs as units come on the market, or recording the cost of units developed with public assistance. Although the County is working to improve data reporting, the ability to determine affordability continues to be hampered by data constraints.

Building permit finals: The number of new housing units is derived from the log of building permit finals (rather than permits issued), maintained by the Planning and Building Services Department for the coastal and inland Building Inspection areas. The period July 1, 1994 to June 30, 1995 is used, rather than the calendar year, to allow assessment information to be collected for use in determining affordability. During this period, 218 housing unit permits were finalized, but an accurate accounting of affordability of all finalized units was not available. Affordability estimates were made for two-family units and multifamily units (below). Efforts to develop a system to determine affordability are ongoing and may rely on building permit information together with land values.

NEW RESIDENTIAL UNIT BUILDING PERMITS ISSUED- 1995

	<u>Inland*</u>	<u>Coastal*</u>	<u>Total</u>
Single-family	89	31	120
Mobilehomes**	59	12	71
SF Subtotal	148	43	191
Duplex	1(2)	0	2
Total Units	150	43	193
Demolitions	4	0	4
Net Total	146	43	189

* Inland and Coastal Building Inspection Area.
Mobilehomes in mobilehome parks not included.

Multifamily units: One duplex was finalized in the period July 1, 1994 to June 30, 1995. An analysis of costs using building permit and Assessor's records provided the basis for an estimation of affordability, yielding 2 units affordable to moderate income households.

Second Units: Second units provide a source of affordable units. The second unit affordability criteria in the Housing Element revision was applied to the 44 second unit permits issued in calendar year 1994. The applications indicate that 2 moderate income units and 2 very low income units will be rented.

Mendocino
County
1995

SECOND UNIT AFFORDABILITY- 1995

<u>Income Group</u>	<u>Housing Units</u>
Very low	7
Lower	2
Moderate	16
Above Moderate	19
Total	44

Source: Second Unit Affordability Methodology, Housing Element (Revised 1992), applied to Second Unit Permits issued 1994, Mendocino County Planning and Building Services Department.

Other Housing Types:

Farm employee housing: Farm employee housing offers another source of affordable housing, similar to second units. No permits for farm employee housing was issued in calendar year 1995.

Family care units: In 1995, 8 administrative permits for temporary family care units were issued. Although this use is intended to be temporary, and on that basis these units were not counted in the tally of affordable units, the code permit multiple renewals. It is assumed that these units would provide affordable housing for a special need person, either elderly, handicapped or otherwise requiring living assistance.

Mobilehome parks: Mobilehome park spaces often provide a basis for affordable housing. In 1995, no new mobilehome parks were approved or constructed, and no existing parks were expanded. Mobilehomes placed in mobilehome parks are not counted in the finalized unit totals above.

Public assisted units: The Community Development Commission of Mendocino County reports that in 1995 no new units in the unincorporated County were constructed using public assistance funds.

Progress Toward Implementation of the 1992 Housing Program

The status of Housing Element implementation measures scheduled for action in 1994 and any other action taken follow:

1.3.4: The Mendocino County Mortgage Credit Certificate Program became operational in 1994; 22 certificates were issued to first time homebuyers in the unincorporated areas. Two were for new homes. The balance were for existing homes with 6 for low income households. Of the 22 certificates, 15 would not have otherwise qualified for a loan to purchase a home.

1.3.5: A Community Development Block Grant application for 1995 funds to rehabilitate 15 units was approved.

1.6.3: In 1995, Community Development Commission, in consultation with Planning and Building Services and the County Administrative Officer, completed and presented to the Board of Supervisors a development impact fee or inclusionary ordinance requiring the provision of affordable units. The Board referred the matter to an ad hoc housing committee for recommendation. This process utilized Community Development Block Grant planning/technical assistance funds.

2.1.3: In 1993, the County applied for Community Development Block Grant (CDBG) funds to address implementation measure 1.3.5. In 1994, the County applied for \$484,606 in CDBG funds for housing rehabilitation, but was not funded. In 1994, 6 units were rehabilitated under a 1992 CDBG and 3 units were rehabilitated with revolving loan funds. In 1995, the rehabilitation of 10 units was completed under a 1992 CDBG.

3.4.13 and 3.4.14: Staff continued to review legislation affecting farm employee housing, but no proposal to amend the code will be forthcoming until legislative issues are resolved.